

## Foxx, Drew

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**From:** katrn1955@aol.com  
**Sent:** Friday, September 20, 2024 8:13 AM  
**To:** Foxx, Drew  
**Subject:** NVAR-24-0014

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Mr. Foxx -

I live at 5004 Rocking R Drive and I have concerns regarding the variance for 5202 Rocking R Drive. The house is 3800 square feet with a 4 car garage. The addition of a 2000 square foot 2 story garage will fill a large portion of their lot. This will detract from the charm of our neighborhood. Rustic Hills Acres' charm comes from the homes sitting on large spacious lots the lends to the country feel in the middle of the city that sets our neighborhood apart from others in Colorado Springs. The addition of a large outbuilding would affect property values. The proposed additional garage should stay within both code and neighborhood covenants.

Kathy Rupprecht

## Foxx, Drew

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**From:** Karen Rupprecht <tkcr555@gmail.com>  
**Sent:** Monday, September 16, 2024 8:09 AM  
**To:** Foxx, Drew  
**Subject:** NVAR-24-0013 5202 Rocking R Dr

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Hello,

I am a resident/homeowner on Rocking R Dr. My feedback for the proposal of granting the variance for 5202 Rocking R Dr is a denial. There are codes that were set up to protect this neighborhood. If we grant every variance then why have codes. If a homeowner wants their property to have all the items that go against the codes for this area they are always welcome to move to an area that allows them. The explanation “ everyone else has an oversized garage” is not a reasonable excuse to allow this variance to be approved, disrupting the feel of this unique area. Oversized garages have proved to bring in business into this single family non-business residential neighborhood, causing conflicts with our HOA and residents.

Thank you,

Karen Rupprecht

## Foxx, Drew

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**From:** Bill Kenline <bkenline@yahoo.com>  
**Sent:** Friday, September 20, 2024 9:45 AM  
**To:** Foxx, Drew  
**Subject:** NVAR-24-0014

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Regarding the variance request for an oversized detached garage exceeding current height limits. I am opposed.

Our HOA, which has covenants prohibiting this size structure should hold some sway. Homes located east and north of this site will likely lose view of Pikes Peak and suffer a reduction in home value.

Allowing this in the neighborhood only will make it more difficult to deny future requests for industrial size buildings.

Sincerely,  
Bill Kenline